

023.A

0005

0037.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

Total Card / Total Parcel

760,300 / 760,300

760,300 / 760,300

760,300 / 760,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		HENDERSON ST, ARLINGTON

OWNERSHIP

Owner 1:	GROVES KEVIN &	Unit #:	37
Owner 2:	VAREA-MUNOZ MARGARITA		
Owner 3:			

Street 1: 37 HENDERSON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -
Owner 2:	-

Street 1: 37 HENDERSON ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1880, having primarily Vinyl Exterior and 1997 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

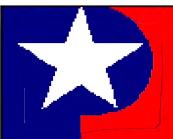
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8109																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	760,300			760,300		311207
							GIS Ref
							GIS Ref
							Insp Date
							05/15/18


USER DEFINED

Prior Id # 1: 15502
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	760,300	0	.	.	760,300		Year end	12/23/2021
2021	102	FV	737,900	0	.	.	737,900		Year End Roll	12/10/2020
2020	102	FV	726,700	0	.	.	726,700	726,700	Year End Roll	12/18/2019
2019	102	FV	646,600	0	.	.	646,600	646,600	Year End Roll	1/3/2019
2018	102	FV	571,500	0	.	.	571,500	571,500	Year End Roll	12/20/2017
2017	102	FV	520,600	0	.	.	520,600	520,600	Year End Roll	1/3/2017
2016	102	FV	520,600	0	.	.	520,600	520,600	Year End	1/4/2016
2015	102	FV	473,000	0	.	.	473,000	473,000	Year End Roll	12/11/2014

Parcel ID 023.A-0005-0037.0

!15711!

PRINT

Date	Time
12/30/21	21:14:05

LAST REV

Date	Time
10/11/19	11:49:34

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	53889-96		11/24/2009		440,000	No	No		

TAX DISTRICT**PAT ACCT.**

15711

BUILDING PERMITS

Date	Result	By	Name
10/11/2019	Mail Update	MM	Mary M
5/15/2018	Measured	DGM	D Mann
4/8/2010	NEW CONDO	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good														
Sty Ht: 2 - 2 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 5 - Mansard				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1									
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average				CONDO INFORMATION				Lvl 2											
Year Blt: 1880	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct: G11	Fact: .			Floor: M - Multi-Level				Totals	RMs: 9	BRs: 4	Baths: 1	HB 1							
Const Mod:				% Own: 55.000000000				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL							
INTERIOR INFORMATION				Phys Cond: VG - Very Good	4.6 %			Interior:	1	9	4								
Avg Ht/FL: STD				Functional:		%		Additions:											
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:											
Sec Int Wall:	%			Special:		%		Baths:											
Partition: T - Typical				Override:		%		Plumbing:											
Prim Floors: 4 - Carpet				Total:	4.6 %			Electric:											
Sec Floors:	%			CALC SUMMARY				Heating:											
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:											
Subfloor:				Size Adj: 1.17578864				Totals	1	9	4								
Bsmnt Gar:				Const Adj: 0.99970204				COMPARABLE SALES				SUB AREA							
Electric: 3 - Typical				Adj \$ / SQ: 358.509				Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL						
Insulation: 2 - Typical				Other Features: 81000				GLA	Gross Liv Ar		1,997	358.510	715,942	Sub Area	% Usbl	Descrip	% Type	Qu # Ten	
Int vs Ext: S				Grade Factor: 1.00															
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000															
Heat Type: 5 - Steam				NBHD Mod:															
# Heat Sys: 1				LUC Factor: 1.00															
% Heated: 100	% AC:			Adj Total: 796942															
Solar HW: NO	Central Vac: NO			Depreciation: 36659															
% Com Wal	% Sprinkled			Depreciated Total: 760283															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:		Model:																	
SPEC FEATURES/YARD ITEMS				Serial #:			Year:												
PARCEL ID 023.A-0005-0037.0																IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
																			
More: N				Total Yard Items:				Total Special Features:				Total:							